



**PHAP13-00030**

**Date:** November 4, 2013  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Don Luciano  
**Representative:** Guillermo Barajas  
**Legal Description:** 36 Manhattan Heights 20 To 24, City of El Paso, El Paso County, Texas  
**Historic District:** Manhattan Heights  
**Location:** 1315 Elm Street  
**Representative District:** #2  
**Existing Zoning:** R-3/H (Residential/Historic)  
**Year Built:** 1913  
**Historic Status:** Contributing  
**Request:** Certificate of Appropriateness for the rehabilitation of the subject property, construction of a garage structure, construction of a concrete wall and metal picket fence, installation of walkways, cementing portions of the parkway, construction of concrete pads, and landscaping.

**Application Filed:** 10/21/2013  
**45 Day Expiration:** 12/5/2013

**ITEM #1**



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the rehabilitation of the subject property, construction of a garage structure, construction of a concrete wall and metal picket fence, installation of walkways, cementing portions of the parkway, construction of concrete pads, and landscaping.

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

*The Design Guidelines for El Paso's Historic Districts, Sites, and Properties* recommend the following:

- *Select appropriate paving materials for new walkways, including concrete, brick, and stone.*
- *Introduce new driveways and walkways (when there are none) that are compatible with existing driveways and walkways in terms of width (maximum 12' wide), location, materials, and design.*
- *Construct new driveways and walkways in locations that require a minimum of alteration to historic site features such as landscaping, retaining walls, curbs, and sidewalks.*
- *New parking areas should be designed to have a minimal effect on the neighborhood environment.*
- *Properly designed landscaping can set the tone for immediate and surrounding areas.*
- *Grass and sod may be removed from front yards, side yards on a corner provided not more than 50% of the area is covered with gravel or other masonry. Grass and sod may be removed from parkways provided not more than 50% of the area is covered with gravel or other masonry that is made of impervious materials (brick pavers, gravel, and masonry pavers). The remaining 50% must be covered with trees and/or living plants that provide ground cover. Any hardscape must be pervious and laid directly on the soil or on pervious fabric to allow water penetration.*
- *Cinder block and chain link fencing are relatively recent developments and are therefore not appropriate fencing materials.*
- *Solid walls are appropriate for the side property lines while an open fencing material is more appropriate for the front portion of the property.*
- *Place non-traditional site features such as swimming pools, playground equipment, concrete pads and basketball goals, tree houses, dumpsters, and trash receptacles only in areas such as rear yards, where they are not visible from the street.*

- *Introduce new fences and walls compatible in material, design, scale, location, and size with original fences and walls in the historic district.*
- *Any proposed fence higher than 6 ft., between buildings on an interior property line or across the rear property line, shall be reviewed by the HLC.*
- *If it is necessary to replace masonry, always use materials that match the color, size and texture of the masonry being replaced.*
- *Preserve the shape, size, materials, and details of character-defining chimneys and foundations and other masonry/stone features.*
- *If areas are deteriorated beyond repair they should be replaced in kind to match the original historic material compounds.*
- *Replacement windows on the main façade shall be comprised of the operable portions of the window and match the type, style, operation, configuration and finish of the original windows.*
- *Windows in secondary facades shall be reviewed on a case by case basis.*
- *Retain and preserve the pattern, arrangement, and dimensions of door and window openings on principal elevations.*
- *Design new garages and outbuildings to be compatible with the main structure on the lot in material and design, using existing historic outbuildings in the districts as an example.*
- *Limit the size and scale of garages and accessory structures so that the integrity of the original structure, or the size of the existing lot, is not compromised or significantly diminished.*
- *New garages and accessory buildings should be located in rear yards.*

*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.*
- *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- *Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

- *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

*The modifications are that the size of the concrete pad/driveway leading to the proposed garage on the north portion of the property be reduced to a maximum of twelve feet in width; that the basement windows be replaced with fixed windows and not masonry; that the southeast corner on the second story be infilled with windows and walls with wood shingles to match the proposed infill on the main and secondary facades; that the new brick and mortar match the original brick and mortar in color, texture, size, dimensions, and pattern; that the brick infill on the first floor be topped with a coping as seen in the historic photographs; that the concrete slab in front of the rear structure be replaced with grass; and that the concrete wall constructed on the south property line be covered with a rock veneer to match the existing rock wall at the rear of the property on the west property line.*

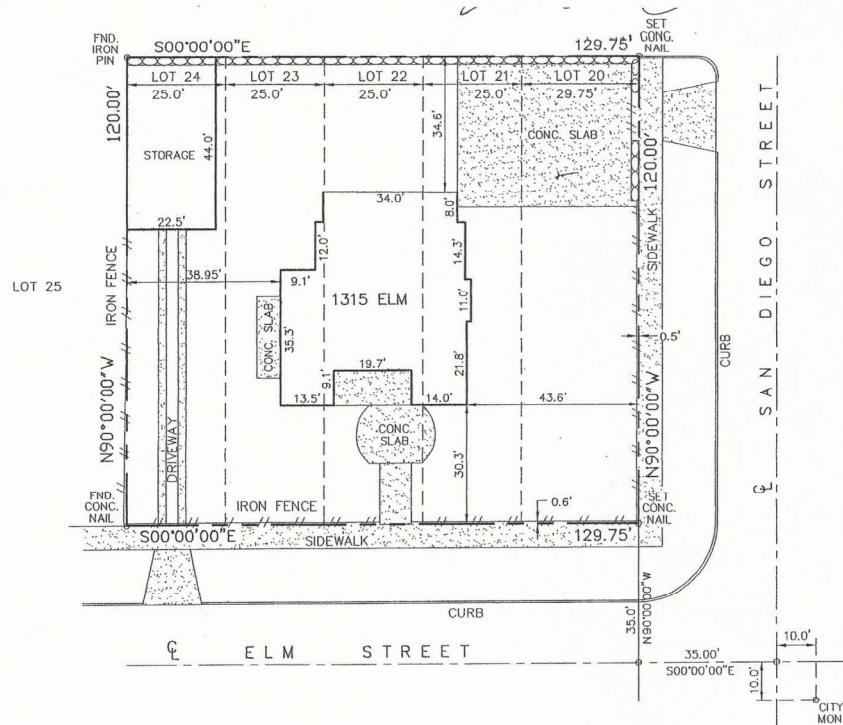
## AERIAL MAP

PHAP13-00030





## SITE PLAN



BEARING ORIENTATION AS PER PLAT OF  
MANHATTAN HEIGHTS ADDITION

This house is not located in a flood hazard area as determined by the FIRM by U.S. Federal Emergency Management Agency National Federal flood Insurance Program.

## CERTIFICATION

I hereby certify that the foregoing Boundary and Improvement Survey was made by me or under my supervision and that there are no encroachments except as shown. Only platted easements are shown.

Manuel Calderon  
Registered Professional Land Surveyor No. 2564

Book \_\_\_\_\_ Page \_\_\_\_\_ Job No. 407-29

1315 ELM STREET  
LOTS 20, 21, 22, 23, AND 24, BLOCK 36,  
MANHATTAN HEIGHTS ADDITION  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS

Field JM Office CR-C4 Date 04/5/07 ✓ Scale 1"=30'

CALDERON ENGINEERING

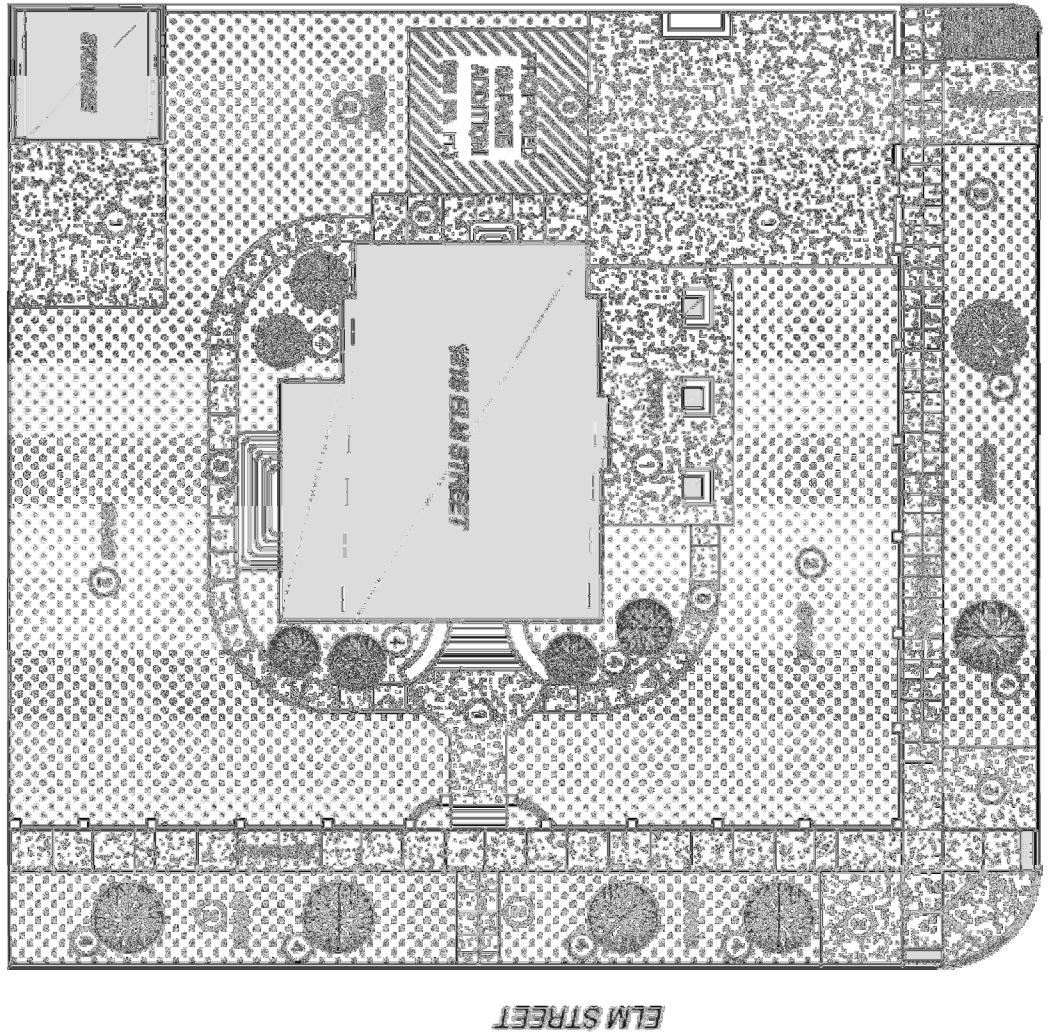
CIVIL - STRUCTURAL  
3031 TRAWOOD DR.  
EL PASO, TEXAS 79936 (915) 855-7552

# PROPOSED SITE PLAN

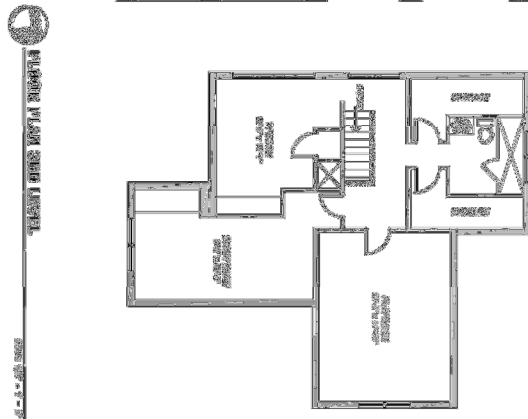
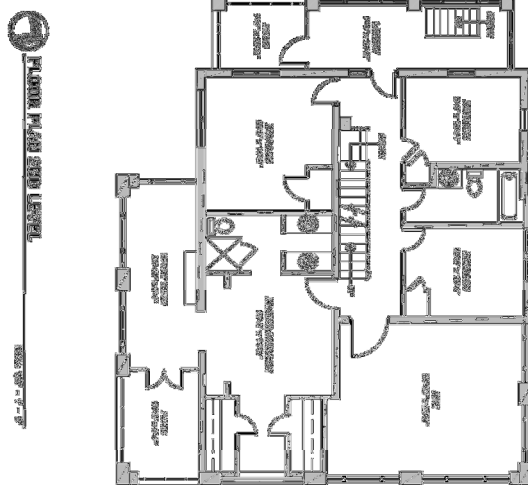
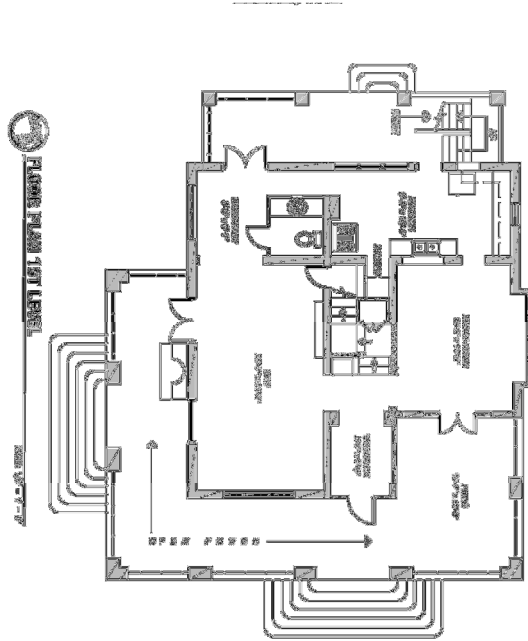
LOT 22, 23, 24 AND 24 BLOCK 20 MANHATTAN HEIGHTS  
ADDITION CITY OF EL PASO, EL PASO COUNTY TEXAS-



SHADE FOOTAGE  
TOTAL SITE AREA - 14,800 S.F.



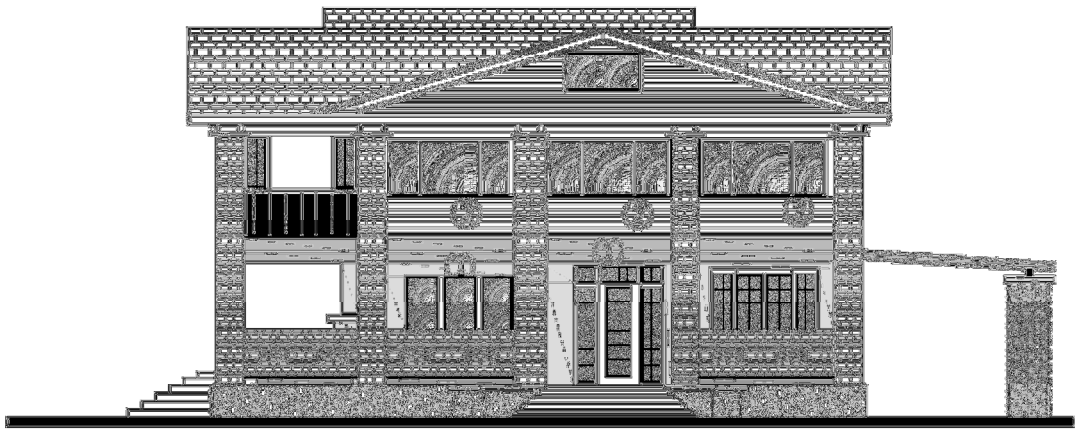
## PROPOSED FLOOR PLANS



Taken from a brochure published by the department of planning,  
research and development, City of El Paso, Texas 1996.



## PROPOSED ELEVATIONS

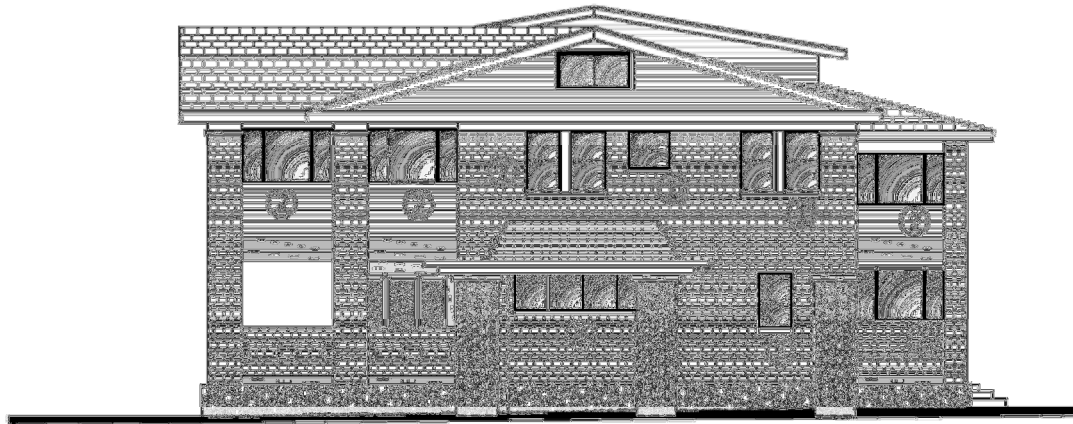


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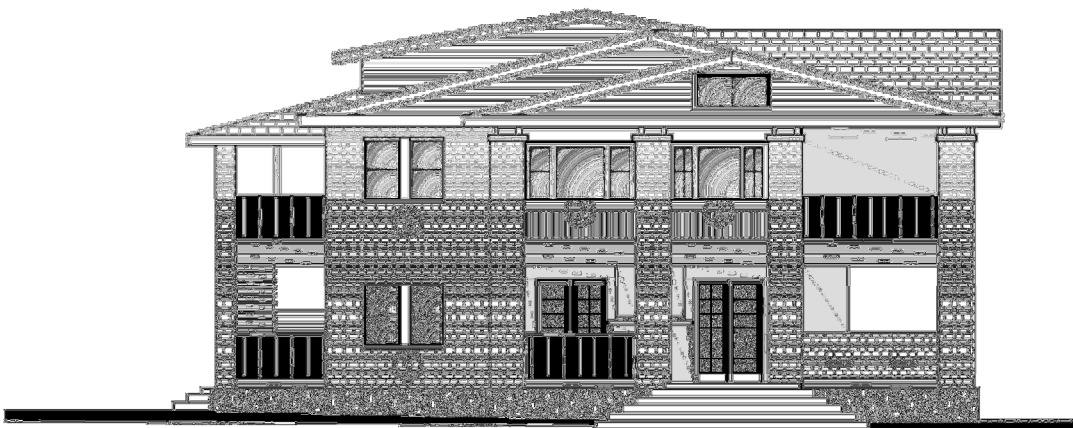
SCALE 1/8" = 1' - 0"

## PROPOSED ELEVATIONS



**NORTH ELEVATION**

SCALE: 1/8" = 1' - 0"



**SOUTH ELEVATION**

SCALE: 1/8" = 1' - 0"

### PROPOSED GARAGE

